



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

November 17, 2005

CALL TO ORDER:

Vice-Chair Jostes called the meeting to order at 1:17 P.M.

ROLL CALL:

Present:

Vice-Chair John Jostes

Commissioners Charmaine Jacobs, Bill Mahan, George C. Myers and Harwood A. White, Jr.

Absent:

Chair Jonathan Maguire

Stella Larson

STAFF PRESENT:

Paul Casey, Community Development Director

Jan Hubbell, Senior Planner

Kathleen Kennedy, Assistant Planner

Suzanne Johnston, Planning Technician II

Steve Foley, Associate Planner

Chelsey Swanson, Assistant Planner

Laurie Owens, Airport Project Planner

N. Scott Vincent, Assistant City Attorney

Deborah J. Bush, Acting Planning Commission Secretary

V. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

- B. Announcements and appeals.

Ms. Hubbell announced that information on Airline Terminal Project Criteria Document Review will be at the Architectural Board of Review on November 28th, Historic Landmarks

Commission on November 30th, Planning Commission on December 1st, and at City Council on December 13th.

Ms. Hubbell also reported that the 1905 Cliff Drive appeal was heard at City Council on November 15, 2005. The appeal was upheld, but the project was approved with additional conditions.

The Alan Road/Wade Court appeal scheduled for December 13th has been withdrawn and the project will be returning to the Planning Commission.

C. Comments from members of the public pertaining to items not on this agenda.

None.

III. CONSENT ITEMS:

ACTUAL TIME: 1:20 P.M.

A. APPLICATION OF HARRISON DESIGN ASSOCIATES, ARCHITECTS FOR JEROME AND GABRIELLE BOUCHER, PROPERTY OWNERS, 116 CHAPALA STREET, APN 033-074-010, R-4/SD-3, HOTEL-MOTEL-MULTIPLE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2005-00180)

The subject project consists of a proposal for a 529 square foot, single-story addition and a 206 square foot covered porch to an existing 1,090 square foot two-story single-family residence. The residence is on the City's Potential Historic Resources list and is located adjacent to Mission Creek.

The discretionary application required for this project is Coastal Development Permit for development in the appealable jurisdiction of the Coastal Zone (SBMC § 28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Structures).

Case Planner: Kathleen Kennedy, Assistant Planner

Email: kkennedy@santabarbaraca.gov

Ms. Hubbell requested that the Staff Report be waived.

MOTION: Mahan/Myers

Waive the Staff Report.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Maguire, Larson)

Public comment was opened at 1:21 P.M. and with no one wishing to speak closed at 1:21 P.M.

Commissioners commented that the architecture is compatible with the existing house and neighborhood.

MOTION: Mahan/Jacobs

Assigned Resolution No. 074-05

Approve the Coastal Development Permit, making the findings and subject to the Conditions of Approval included in the Staff Report.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Maguire, Larson)

Vice-Chair Jostes announced the ten calendar day appeal period.

ACTUAL TIME: 1:24 P.M.

B. APPLICATION OF PAUL ZINK, ARCHITECT, AGENT FOR JOHN AND PAM HUGHES, PROPERTY OWNER, 144 LAS ONDAS, APN 045-162-020, E-3 SINGLE FAMILY RESIDENTIAL/ SD-3 COASTAL ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2005-00276)

The proposed project involves the demolition of an existing 1,228 square foot, one-story, single-family residence with a 200 square foot one-car garage and the construction of a two-story 2,333 square foot single-family residence with an attached 422 square foot two-car garage on a 6,230 square foot lot located in the Non-Appealable Jurisdiction of the City's Coastal Zone. The discretionary application required for this project is:

A Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction).

Case Planner: Suzanne Johnston, Planning Technician II

Email: sjohnston@santabarbaraca.gov

Ms. Hubbell requested that the Staff Report be waived.

MOTION: Jostes/White

Waive the Staff Report. This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Maguire, Larson)

Public comment was opened at 1:23 P.M. and with no one wishing to speak closed at 1:23 P.M.

Commissioner's comments and questions:

1. Asked if story poles were required.
2. Asked what the proposed FAR under the Neighborhood Preservation Ordinance Update was for this size lot and what is acceptable FAR for this lot size.
3. Stated that if FAR is over 85% of what is existing, story poles are required. Consensus of commissioners stated that story poles should be requested and installed on this type of project.
4. The project has been heard before the ABR several time and the Board Members have continually requested to decrease the floor-to-floor plate heights and simplify roof forms.
5. One Commissioner questioned the ABR's statement regarding resolution of the yard area.

Ms. Hubbell responded to questions regarding story pole requirements. The project should have required story poles and was an oversight by Staff.

Suzanne Johnston, Planning Technician II, answered Commissioner's questions and replied that the FAR is .44 for the proposed project; acceptable FAR is .45.

Ms. Johnston responded that the proposed FAR for a 6,000 sq.ft. lot would be .45. In addition, Ms. Johnston clarified that a previous submittal had an encroachment into the required open yard, which has been eliminated.

Paul Zink gave a brief overview of the project.

MOTION: Mahan/Myers

Assigned Resolution No. 075-05

Approve the project as submitted making the findings for the Coastal Development Permit, with the condition that the applicant will reduce the floor-to-floor plate heights before retuning back to the satisfaction of the ABR .

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 1 (White) Absent: 2 (Maguire, Larson)

Vice-Chair Jostes announced the ten calendar day appeal period.

ACTUAL TIME: 1:37 P.M.

C. APPLICATION OF MR. DAVID BURKE, AGENT FOR PROPERTY OWNER, MS. JOSEPHINE WAGNER, 18 SOLANA COURT, APN: 047-071-009, E-3/SD-3, SINGLE-FAMILY RESIDENCE ZONE AND COASTAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 1 UNIT PER ACRE (MST2005-00440; CDP2005-00016)

The project consists of a 567 square foot addition to an existing 1,558 square foot single-family one-story residence located on a 16,380 square foot lot in the Appealable Jurisdiction of the Coastal Zone. The applicant is also proposing to remove an existing non-permitted carport located within

the interior yard setback and construct a new 400 square foot two-car carport attached to the side of the house and garage. This requires a modification to allow more than 500 square feet of covered parking. The existing two-car garage is approximately 337 square feet. The discretionary applications required for this project are:

1. A Modification to allow more than 500 square feet of covered parking in the E-3 Zone (SBMC §28.87.160); and
2. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (addition to an existing facility).

Case Planner: Chelsey Swanson, Assistant Planner

Email: cswanson@SantaBarbaraCA.gov

Ms. Hubbell requested that the staff report be waived.

MOTION: Myers/White

Waive the Staff Report.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Maguire, Larson)

Public comment was opened at 1:38 P.M. and with no one wishing to speak closed at 1:38 P.M.

Commissioner's comments and questions:

1. Asked if the project was required to go to the Architectural Board of Review (ABR).
2. Stated that the existing carport is not compatible with the neighborhood and that it should be designed to be appropriate for the neighborhood and compatible with the architecture of the house.
3. Suggests the applicant present a revised carport design to ABR for review and approval.
4. Asked if extending the garage to meet parking standards, instead of adding the carport, has been considered.

David Burke, Agent, clarified that the existing carport is going to be demolished and a new one built, and that the existing carport would not simply be relocated.

MOTION: Mahan/White

Assigned Resolution No. 076-05

Approve the Modification and the Coastal Development Permit, making the findings outlined in the Staff Report, and subject to the Conditions of Approval, amended to include a condition that the carport be designed to be compatible with the existing house, to include a sloped roof and matching shingles, landscaping or architectural screening, and is subject to the review and approval of the ABR; or expansion of the existing garage shall meet minimum required dimensions if the carport is no longer proposed.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Maguire, Larson)

IV. NEW ITEMS:

ACTUAL TIME 1:47

A. APPLICATION OF TOM MEANEY, ARCHITECT AND AGENT FOR ASSEM DEMACHKIE, PROPERTY OWNER, 110-116 EAST COTA STREET, APNS 031-201-003 AND 031-201-030, C-M, COMMERCIAL MANUFACTURING ZONE, GENERAL PLAN DESIGNATIONS: OFFICE AND MAJOR PUBLIC & INSTITUTIONAL (MST2003-00520)

The subject proposal involves the construction of a mixed-use development including five residential condominium units and three commercial/office spaces. The new building would consist of approximately 10,409 square feet of residential uses, 1,824 square feet of commercial/office uses, and related walkways. Twelve parking spaces are proposed in a partially subterranean parking garage, accessed from Cota Street. The project site is currently used for bus parking/storage.

The site received planning commission approval for a similar project on June, 10 2004. The proposal has been modified by decreasing the number of residential units from six to five, while increasing the total square footage dedicated to residential use from 9,720 square feet to 10,409 square feet. The project's proposed commercial component decreased the space by 2,061 square feet to a new total of 1,824 square feet. The commercial area continues to be provided in three office units. No revision to the approved landscape plan is proposed. The discretionary applications required for this project are:

1. Modification to allow the required 10% open space area to be located on the second level of the development (SBMC §28.21.080.6);
2. Development Plan to allow the construction of 1,824 square feet of nonresidential development (SBMC §28.87.300); and
3. Tentative Subdivision Map for a one-lot subdivision to create five residential and three commercial condominium units (SBMC§27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332 (In-fill Development Projects).

Case Planner: Steve Foley, Associate Planner

Email: sfoley@santabarbaraca.gov

Steve Foley, Associate Planner, alerted the Commission that the Tentative Subdivision Map listed on the Agenda states there are six residential condominium units, but the correct number is five. Mr. Foley then made the staff presentation.

Tom Meaney, Applicant, gave a brief presentation of the project.

Commissioner's comments and questions:

1. Asked if solar panels were considered; suggested solar panels be used wherever possible.
2. Asked if there is a small bathroom for the den on the southernmost corner of the third floor.
3. Asked where the bus stop will be moved.

Public comment was opened at 2:02 PM and, with no one wishing to speak, was closed at 2:02 P.M.

Commissioners Comments:

1. Pleased to see use of elevators; massing of space is more elegant.
2. Likes the improvements made to project and feels that it is a very nice addition to downtown.
3. Feels the one bedroom units are too large; having trouble with the land use issue and the units are out of scale.
4. Cannot support modifications for the open space.
5. Does not believe it is necessary for every mixed use project in the city to have affordable units; room for larger, upscale units.
6. Had an Ex-parte meeting with the applicant. Notes the project has been heard before the Commission three times. Acknowledges green building aspects have improved.
7. Cannot approve projects that are larger in floor area than their minimum lot area requirements based on the variable density standards; FAR's are 1,600 for a studio, 1,840 for a one bedroom, 2,320 for a two bedroom, and 2,800 for a three bedroom. Standards need to be applied for a one-to-one floor area ratio.
8. The open space is similar to the Chapala Street open space; more romantic.
9. There is a difference with open space on the ground and that of open space on a podium. However to have open space on the ground where a tree can grow to maturity is still a qualitative difference between open space on a podium.

Mr. Meaney stated that one-bedroom units are below the one-bedroom threshold of 1,840 square feet. There is over twenty percent open space.

MOTION: Mahan/Myers

Assigned Resolution No. 077-05

Approve the project as submitted, making the findings for the open yard Modification request, the Development plan and the Tentative Subdivision Map, subject to the Conditions of Approval in Staff Report, Exhibit A.

This motion carried by the following vote:

Ayes: 3 Noes: 2 (White, Jostes) Abstain: 0 Absent: 2 (Maguire, Larson)

Mr. White stated that the oversize units do not meet the intent of the R-3 zone.

Vice-Chair Jostes announced the ten calendar day appeal period.

The Commission recessed from 2:17 P.M. until 2:36 P.M.

ACTUAL TIME: 2:36 P.M.

B. APPLICATION OF BERMANT DEVELOPMENT COMPANY (DEVELOPER), AGENT FOR THE CITY OF SANTA BARBARA AIRPORT DEPARTMENT (PROPERTY OWNER), 6100 HOLLISTER AVENUE, APN 073-080-036; ZONING: A-I-1/A-I-2 AIRPORT INDUSTRIAL 1 AND 2; AIRPORT SPECIFIC PLAN DESIGNATION: INDUSTRIAL (MST2005-00480)

The purpose of this discussion item is to inform the Planning Commission of the proposed revisions to a Development Plan approved by the Planning Commission on April 23, 1999 (Planning Commission Resolution No. 029-99). The Community Development Director will make a Substantial Conformance Determination relative to the proposed revisions subsequent to this meeting. Therefore, no action on the part of the Planning Commission is required relative to this item.

The project site is a 15-acre parcel leased from the City located in the Airport Industrial Specific Plan area. The project, as approved in 1999, included 20,000 square feet (SF) of retail and restaurant uses, 80,000 SF of office space and 80,000 SF of research and development use. As revised, the retail and restaurant floor area would remain the same, the office space would be 120,000 square feet and the research and development use would be 40,000 SF. The total floor area of 180,000 SF, would remain unchanged. The number of buildings would be reduced from six to four.

Case Planner: Laurie Owens, Project Planner

Email: lowens@santabarbaraca.gov

Laurie Owens, Project Planner gave a presentation of the project.

Andrew Bermant, Applicant, introduced a member of his team: John Gardner, Chief Financial Officer, Citrix Online; they gave a power point presentation of the project.

Commissioner's comments and questions:

1. Asked about Commissioners limitations in making recommendations to the Community Development Director on substantial conformance.
2. Asked about the 50-year Lease Agreement and the exit strategy if it needed to be broken.

Ms. Hubbell stated the purpose of the hearing is to comment on the revised project's substantial conformance with the prior approval.

Public comment was opened at 3:05 P.M. and, with no one wishing to speak, closed at 3:05 P.M.

Commissioner's comments:

1. Asked about traffic mitigation fee per the County Memorandum of Understanding (MOU) and the potential escalation of mitigation fees over time.
2. Asked if Mr. Casey has the authority to adjust the amount of the traffic fees to be proportionate with inflation over time.
3. Feels the revised project is in Substantial Conformance with the old project and is better. The building coverage has been reduced by 50%. Pleased that Citrix will be the applicant.
4. Asked if the City of Goleta has commented on the project.
5. Consensus of the Commission is that the project is in Substantial Conformance with prior project; traffic mitigation fee is an issue.
6. Likes the four buildings as opposed to six buildings. The three-story design is acceptable. Likes the campus feeling improved by the reduction of building footprints.
7. Recalls the original plan having more landscaping and provided a broad strip along Frederic Lopez Road, near the theater and commercial recreation area; wonders if the area along Lopez Road could be enhanced with a wider landscaped area with more trees to provide a more enhanced drive in the future.
8. Suggests netting 18 stalls and losing 16 stalls for a gain of a wider planter area by rearranging parking area between Lopez Road and the retail building.
9. Concerned with the environmental impact and the amount of green space on the current plan. Asked about the impact on Substantial Conformance if the green space is pegged for future development.
10. States there is too much area for parking and suggests a parking structure to allow for more green space if additional development is pursued in the future.
11. Notes the job/housing imbalance will contribute to many commuting to work at the Citrix complex. Would like to see more consideration given to pedestrian pathways; make the project environmentally friendly for pedestrians.
12. Suggests solar arbors to guide pedestrians from one side of property to another.
13. Asked about MTD transit access and potential for shuttle service.
14. General agreement that the project is in Substantial Conformance with previous approval and that some details could be added for pedestrian circulation; strong support for adding onto the third story to provide for more open space, and including covered parking or parking structures if there are future plans for additional development.

Ms. Owens replied that the fee was established through a MOU that was developed between the City of Santa Barbara and the County of Santa Barbara in 2000. There is no inflation factor in the MOU and the fee structure in the MOU would remain the same with the revised project.

Mr. Vincent stated that Mr. Casey does not have the authority to change the MOU agreement with respect to the fees; only the Council and the County can make those changes.

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

Commissioner White stated that the Water Agency packet had a very informative Water Supply Management Report in it and would like it to be distributed to the Commissioners.

B. Review of the decisions of the Modification Hearing Officer in accordance with SBMC §28.92.026.

None were requested.

C. Action on the review and consideration of the items listed in I.B.4 of this Agenda.

MOTION: Mahan/Jacobs

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Maguire, Larson)

VI. ADJOURNMENT

Vice Chair Jostes adjourned the meeting at 3:40 p.m.

Submitted by,

Deana McMillion, Administrative/Clerical Supervisor for Debbie Bush, Acting Planning Commission Secretary